

187 2339175-MT



After recording return to:  
Donald M Nelson Trust  
PO Box 437  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Donald M Nelson Trust  
PO Box 437  
Bonanza, OR 97623

File No.: 7021-2339175 (MT)  
Date: October 27, 2014

2014-011434  
Klamath County, Oregon  
10/30/2014 04:01:21 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Gina M Sticklen**, Grantor, conveys and warrants to **Donald M Nelson, Trustee of the Donald M Nelson Trust dated November 10, 2012**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Beginning at a point 120 feet East and 66 feet North of the Northwest corner of Block 15 of the First Addition to the Town of Bonanza, Oregon, according to the recorded plat thereof now on file with the County Clerk of Klamath County thence, running North 140 feet; thence East 120 feet; thence South 140 feet; thence West 120 feet to the place of beginning, the same being a part of the NE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$3,500.00**. (Here comply with requirements of ORS 93.030)

F.  
52.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30 day of Oct, 2014.

Gina M. Sticklen  
Gina M Sticklen

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 30 day of October, 2014  
by **Gina M Sticklen**.

Meli Ann Trujillo

Notary Public for Oregon

My commission expires: 11-17-2017

